



Cransley Grove, Solihull

Guide Price £725,000





PROPERTY OVERVIEW

This delightful four bedroom detached family home is ideally situated on a quiet cul-de-sac within the sought-after Tudor Grange catchment area, offering easy access to all local amenities and reputable schools. Occupying an extensive private plot, the property is approached via a welcoming entrance hallway that leads to two spacious reception rooms. The dual aspect living room boasts excellent views of the rear garden, providing a bright and airy atmosphere, while the formal dining room offers superb versatility for family gatherings or entertaining guests. The fitted breakfast kitchen features ample workspace, making it perfect for every-day dining and meal preparation. For those working from home, a dedicated home office provides a peaceful and productive environment. Additional practical features include a utility room and a guest WC, ensuring convenience for busy family life. Upstairs, the property offers four generously sized bedrooms, three of which have Sharp's fitted wardrobes, including the principal bedroom which also has a modern en-suite bathroom. The remaining bedrooms are all well proportioned and are serviced by a contemporary family bathroom.



The home benefits from hardwood flooring in the hallway, living and dining room and carpeting throughout (fitted in 2025), a well sized and well maintained rear garden (with patio seating area and summer house, which benefits from power and lighting), three sheds (one with power and one with power and lighting) creating a perfect setting for relaxation and recreation. To the front, a driveway provides ample off-road parking and leads to a detached double garage (offering additional storage or parking options). This exceptional family residence combines spacious and flexible living accommodation with a highly desirable location, making it an outstanding choice for families seeking comfort, convenience, and quality within the heart of the community. Early viewing is highly recommended to fully appreciate the impressive space and lifestyle this property has to offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold





- Delightful Four Bedroom Detached Family Home
- Tudor Grange Catchment Area
- Close To All Local Amenities & Schools
- Quiet Cul-De-Sac Location
- Two Large Reception Rooms & Breakfast Kitchen
- Home Office & Utility Room
- Principal Bedroom With En-Suite & Fitted Wardrobes
- Well Maintained Rear Garden With Summer House
- Driveway For Multiple Vehicles & Detached Double Garage

ENTRANCE HALLWAY

WC

LIVING ROOM

12' 0" x 19' 2" (3.67m x 5.83m)

FORMAL DINING ROOM

10' 0" x 11' 9" (3.04m x 3.58m)

HOME OFFICE

9' 3" x 7' 1" (2.83m x 2.16m)

BREAKFAST KITCHEN

9' 11" x 11' 5" (3.01m x 3.47m)

UTILITY

6' 1" x 6' 0" (1.86m x 1.83m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 5" x 10' 8" (4.10m x 3.25m)

ENSUITE

5' 5" x 7' 10" (1.65m x 2.40m)

BEDROOM TWO

10' 4" x 10' 7" (3.15m x 3.22m)

**BEDROOM THREE**

10' 8" x 8' 6" (3.25m x 2.58m)

BEDROOM FOUR

8' 7" x 6' 9" (2.61m x 2.05m)

BATHROOM

6' 8" x 8' 0" (2.02m x 2.43m)

OUTSIDE THE PROPERTY**DETACHED DOUBLE GARAGE**

16' 5" x 17' 10" (5.00m x 5.44m)

TOTAL SQUARE FOOTAGE

157.0 sq.m (1692 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**WELL SIZED & MAINTAINED REAR GARDEN****PATIO SEATING AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, three garden sheds (one with power and one with power and lighting), summer house (with power and lighting), all blinds, some light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Loft space - boarded with ladder and lighting. Garage loft space - boarded with ladder.



INFORMATION FOR POTENTIAL BUYERS

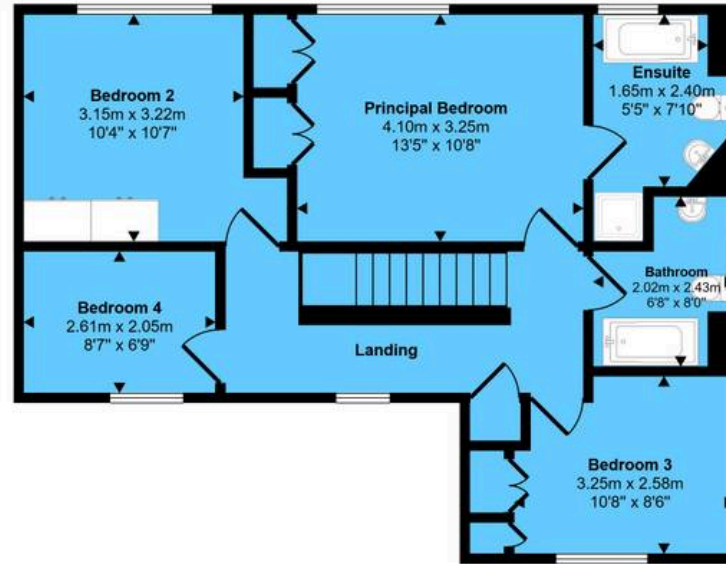
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



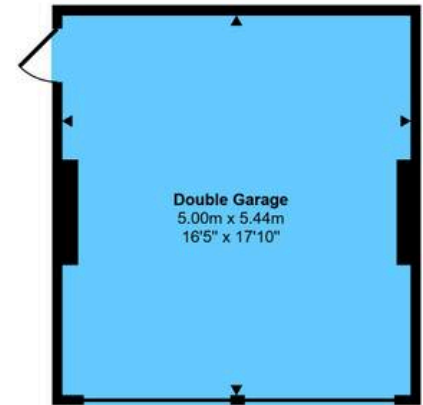
Approx Gross Internal Area
157 sq m / 1692 sq ft



Ground Floor
Approx 66 sq m / 708 sq ft



First Floor
Approx 64 sq m / 691 sq ft



Garage
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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